

**OFFICIAL MINUTES
McKENZIE MUNICIPAL-REGIONAL PLANNING COMMISSION
27 FEBRUARY 2014 MEETING AGENDA
McKENZIE MUNICIPAL COMPLEX @ 4:30 PM**

I. Call to Order: Chairman Dean Robb called the February 27, 2014 meeting to order at 4:32 P.M

II. Roll Call / Establishment of a Quorum

MMRPC: Jill Holland (Mayor), Dean Robb (Chair), Garlon Prewitt (Secretary), Keith Priestley, Ken Mitchum, Jessie Townes (Council Liaison).

Absent: Lisa Norris (Vice-Chair)

Planning Staff Present: Shelton I. Merrell, SW TN Development District

Other: Jamison Townsend, P.E.

Media: Banner, Joel Washburn; News Leader: None

III. Approval of Agenda for Feb. 27, 2014: Reviewed, then put to a vote.

Motion by: Keith Priestley Second by: Jessie Townes **Passed: 6-0**

IV. Reading and Approval of the Jan. 23, 2014 Minutes: Reviewed, then put to a vote

Motion by: Garlon Prewitt Second by: Keith Priestley **Passed: 6-0**

V. Mayor's Report by Mayor Jill Holland: None

VI. Economic Development Report by Jennifer Waldrup: None

VII. Old Business:

A. Topic: Discussion of the working sign provisions:

Shelton Merrill explained the work that has been finished to date and the work still needing to be done. The following progress has been made in addition to Shelton's work presented at the Jan. 27, 2014 meeting:

- Six types of 1-page summaries have been made, but are still under revision.
- The Historical District recommendations are still in progress. Shelton Merrill and Garlon Prewitt are still willing to meet with the committee to possibly help with the sign regulations. Chairman Robb will contact Historic Commission for updates.
- After extensive discussion, the following results were reached:
 - 1) Sign regulations need to be the same for franchises as private businesses;
 - 2) The regulations should be created in-house without consulting outside vendors;
 - 3) The use of the variance process might be a viable option for businesses needing more signage square footage than allowed by ordinance;
 - 4) It is of little value to compare the sign requirements of McKenzie to those of other cities in the area; and
 - 5) We need to verify that existing setbacks for older signs were approved by TDOT and that they are not a legal concern.

B. Topic: Discussion of the Casey's General Store Sign Plan:

Shelton Merrill announced that most of the city's concerns about the site plan have been addressed. The owners of Casey's General Store have submitted their sign plan to the Board of Zoning Appeals asking for a 350 sq. ft. sign limit rather than the 200 sq. ft. limit set in the ordinance.

VIII. New Business:

A. Topic: Review of the El Vallarta Restaurant Site Plan:

Shelton Merrill, assisted by Jamison Townsend, P.E. for the El Vallarta restaurant, presented the progress made on the site plan. Jamison Townsend, P.E. presented maps of the subdivision plat and the site plan for all who were present.

Two properties are being combined into one site

A motion was made to approve the subdivision plat to combine the two properties.

Motion by: Keith Priestley Second by: Jessie Townes **Passed: 6-0**

The parcel has been rezoned to B-2, there is plenty of parking and handicapped parking, the position of the garbage bin is acceptable due to confirming that the garbage trucks that serve the facility are front-loaders, and parking spaces have been reduced in length from 24' to 20'. There will be a 12' easement for the gas line. To date, the plan does not meet the 10% landscaping requirement, but this requirement will be met before opening.

A recommendation was made to approve the site plan subject to the final review of landscaping.

Motion by: Jill Holland Second by: Ken Mitchum **Passed: 6-0**

IX. Other Business

A. Any properly presented other business: None

X. Other Business

A. March Agenda & Regular Planning Commission Meeting Schedule by Chairman Dean Robb:

B.

Agenda Meeting: Thursday, March 13, 2014 at 2:30 P.M.

Regular Meeting: Thursday, March 27, 2014 at 4:30 P.M.

XI. Adjournment: The February 27, 2014 McKenzie Municipal-Regional Planning Commission meeting adjourned at 5:52 PM

Motion by: Ken Mitchum Second by: Keith Priestley Passed: **6-0**
Time: 5:52 PM